

**MATHER
JAMIE**

01509 233433

**Unit 26 Jubilee Drive
Loughborough
Leics
LE11 5XS**

**FOR SALE
£250,000**



Industrial Unit

207.82 sq m (2,237 sq ft)

Unit 26 Jubilee Drive, Loughborough, Leics, LE11 5XS

DESCRIPTION

The property comprises a single-storey end of terrace industrial unit with brick and blockwork walls under a pitched corrugated roof incorporating translucent light panels. Access into the unit is via a manually operated steel roller shutter door and the eaves height is approximately 4.16m.

Externally the property benefits from a concrete yard area enclosed with secure steel fencing. There is also an additional lead-to with an eaves height of 3.46m.

ACCOMMODATION

| | | |
|------------------|--------------------|----------------------|
| Workshop | 113.79 sq m | (1,225 sq ft) |
| Lean-to | 94.03 sq m | (1,012 sq ft) |
| Total GIA | 207.82 sq m | (2,237 sq ft) |

TENURE

The property is available freehold with vacant possession.

PRICE

£250,000 (two hundred and fifty thousand pounds).

VAT

The position regarding VAT is to be confirmed.



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BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: £7,300

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised planning consent under Class E (light industrial) / B2 / B8 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



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LOCATION

The subject property is located within the Belton Road Industrial Estate in Loughborough on Jubilee Drive, which is the principal estate road which connects Belton Road and Belton Road West Extension.

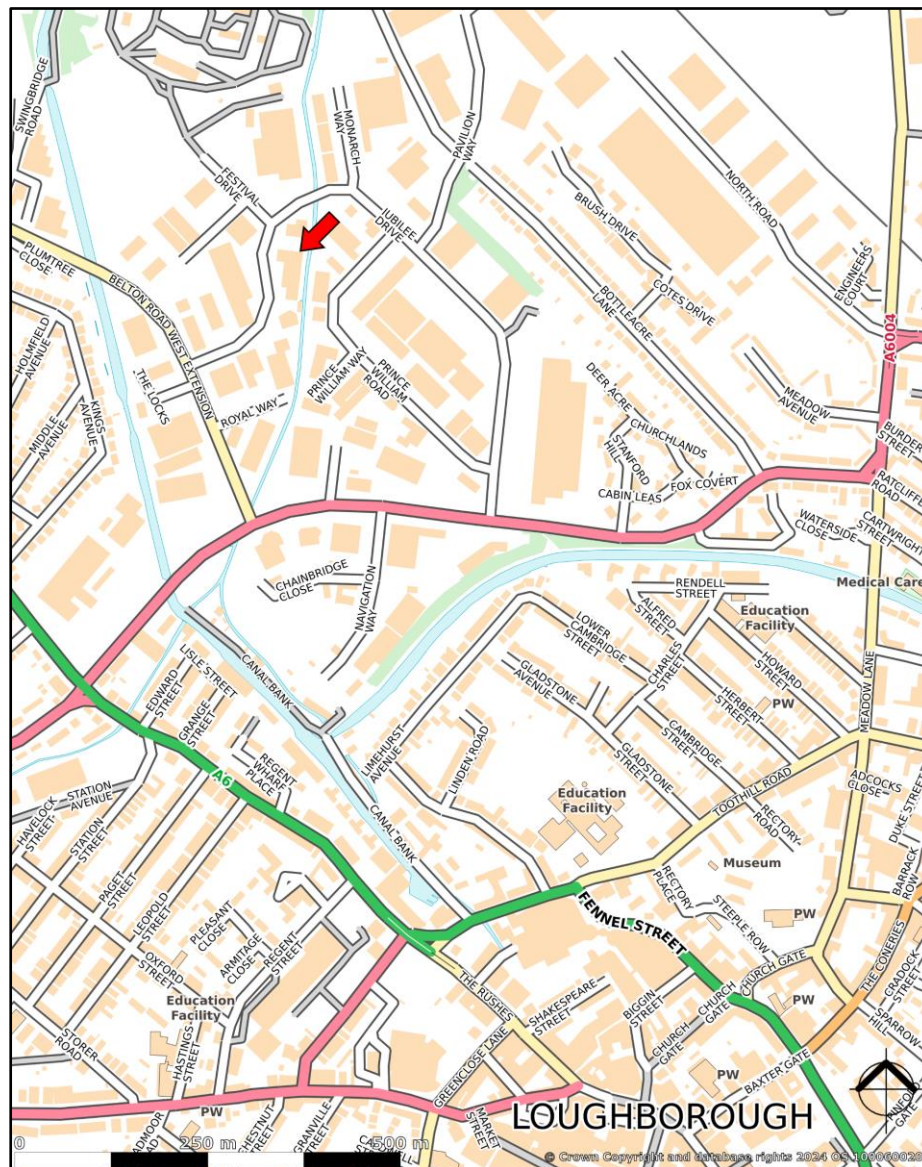
Approximate distances from the property:

- Loughborough town centre - 1½ miles
- Junction 23 of the M1 motorway - 3 miles
- East Midlands Airport - 9 miles



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CONTACT:

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations